

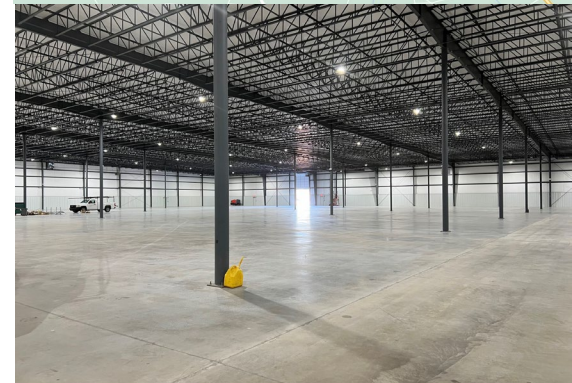
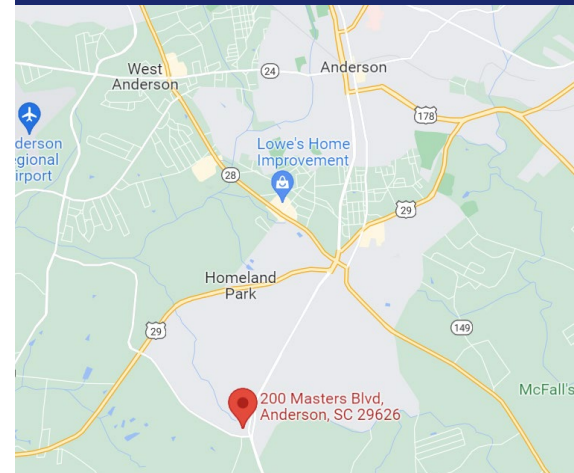


BRAND-NEW INDUSTRIAL SPACE 10 MILES SOUTH OF I-85 VIA HWY 28 (EXIT 19)

- Able to be subdivided
- 30' Ceiling Height (Center Height)
- 25' Eaves
- 50' Column Spacing
- 7 Dock Doors
- 1 Drive-In Door (Shared). However, drive-in door can be added
- ESFR Sprinkler Fully Insulated LED lighting
- 7 1/2" Floor Thickness
- Storage area for 10+ Trailers
- Large truck turn around area
- One small office with Bathroom
- 2 Other shared Bathrooms
- Plenty of onsite employee parking
- NNN Estimate: \$0.93/SF

LEASE RATE:

\$5.75/SF + NNN





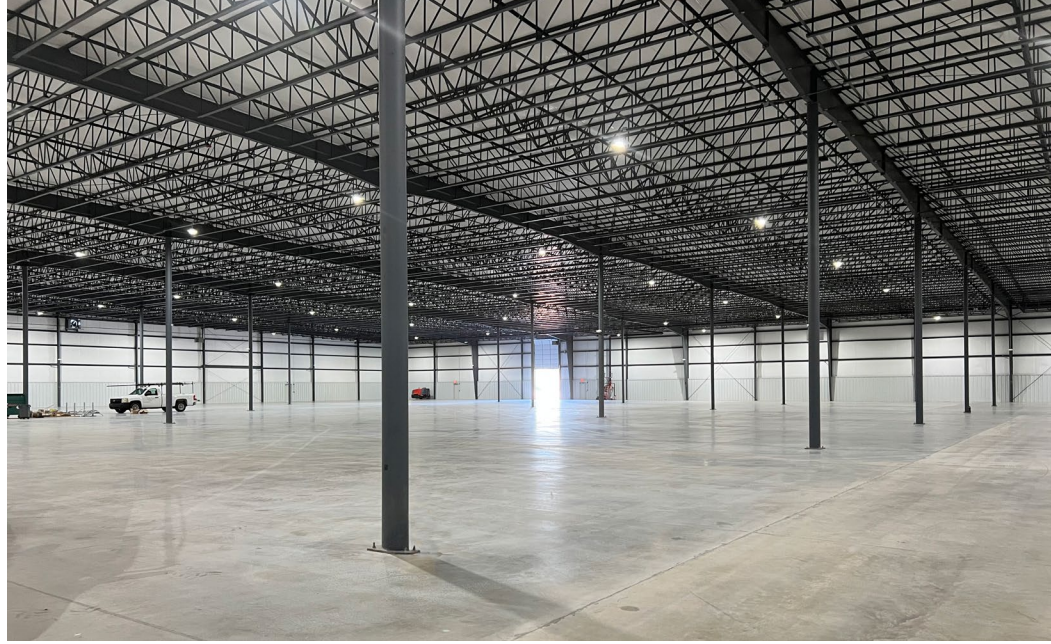
SPENCER/HINES PROPERTIES

COMMERCIAL REAL ESTATE SALES LEASING, & INVESTMENTS
500 E. NORTH STREET, SUITE F, GREENVILLE, SC 29601

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE +/- 140,000 SF

200 MASTERS BLVD, ANDERSON, SC 29626

SITE PHOTOGRAPHY



BOBBY HINES | (864) 313-4815
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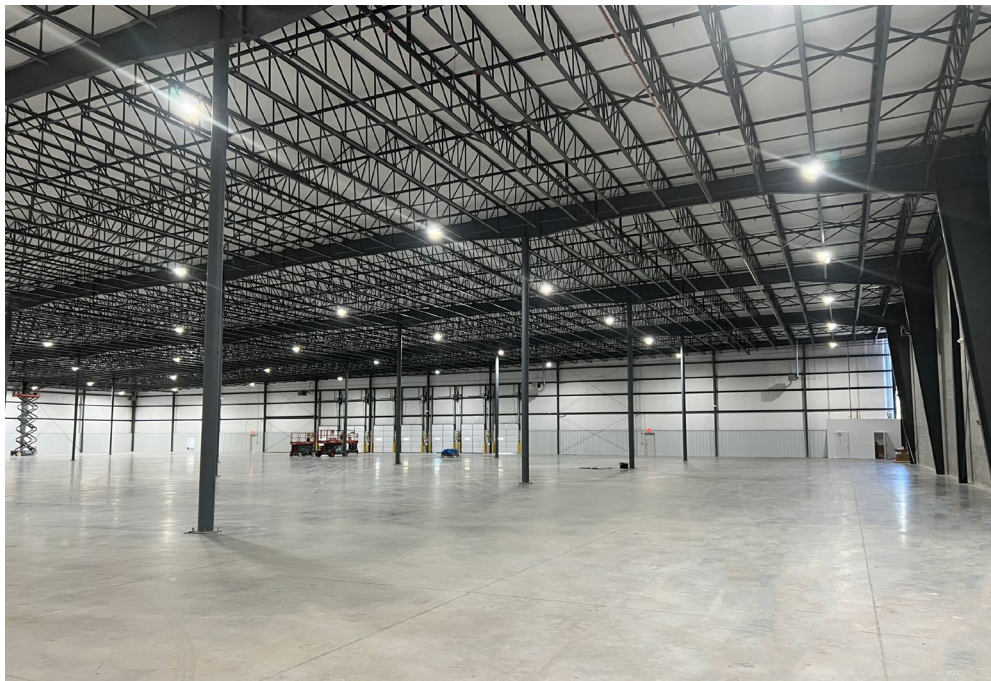


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P R O P E R T I E S

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